



Set within a stylish and sought after modern development, this beautifully presented townhouse enjoys attractive views over the Wallace High School playing fields.

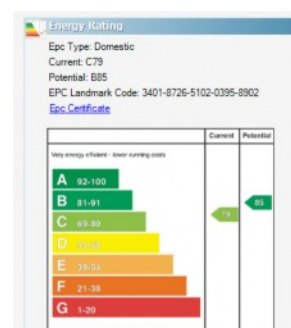
Ideally located just minutes from Lisburn and Hillsborough, and within walking distance of both Friends' and Wallace schools, it offers superb convenience for families. Arranged over three spacious floors, the home provides flexible modern living with four well proportioned bedrooms, including a luxurious principal suite with en suite shower room. The ground floor features a practical utility area, garden room, and integral garage, while the first floor offers bright contemporary living space perfect for entertaining. The upper floors host generous bedrooms with excellent natural light throughout.

Immaculately maintained by the current owners, this exceptional home is ready to move into and early viewing is highly recommended.

Offers Over  
£365,000

16 Thompson Manor,  
Lisburn,  
BT28 3GA

Viewing by  
appointment with  
& through agent  
028 9266 1700



- Stylish And Beautifully Presented Modern Townhouse Within A Highly Sought After Development
- Attractive Outlook Overlooking The Wallace High School Playing Fields
- Ideally Positioned Just Minutes From Lisburn And Hillsborough Town Centres
- Within Walking Distance Of Both Friends' School And Wallace High School
- Spacious And Flexible Accommodation Extending Over Three Well Designed Floors
- Four Generously Proportioned Bedrooms, Ideal For Modern Family Living
- Luxurious Principal Bedroom Suite With Contemporary En Suite Shower Room
- Bright And Spacious First Floor Living Accommodation Perfect For Entertaining
- Modern Fitted Kitchen With Excellent Dining And Social Space
- Integral Garage Providing Excellent Storage And Convenience
- Gas Heating, Excellent Natural Light Throughout, And Immaculately Maintained By The Current Owners
- Ground Floor Garden Room And Practical Utility Area
- Garden In Lawn To Rear
- Viewing Highly Recommended To Fully Appreciate



The Property Comprises:

Ground Floor

ENTRANCE HALL: Ceramic tiled floor.



## First Floor

LANDING: Storage cupboard.

LOUNGE: 17' 4" x 17' 4" (5.28m x 5.28m) Laminate wood effect floor, Juliette balcony.



KITCHEN: 12' 10" x 10' 12" (3.92m x 3.35m) Range of high and low level units. Ceramic tiled floor, one and a half bowl stainless steel sink unit with mixer tap, four ring hob, CDA extractor fan, dishwasher, oven and combi microwave oven. Island with wine cooler, part tiled walls.

DINING AREA: 11' 6" x 6' 3" (3.51m x 1.90m)



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## Lower Level

FAMILY ROOM: 12' 10" x 10' 12" (3.92m x 3.35m) Ceramic tiled floor.



UTILITY ROOM: 11' 6" x 5' 11" (3.51m x 1.8m) Single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, high and low level units. Access to rear.

DOWNSTAIRS W.C.: Low flush wc, wash hand basin with mixer tap, tiled splashback.

INTEGRAL GARAGE: 19' 2" x 13' 3" (5.85m x 4.03m)



## Second Floor

LANDING: Hotpress with shelving.

PRINCIPAL BEDROOM: 12' 10" x 10' 4" (3.90m x 3.14m) Built-in robes.

ENSUITE SHOWER ROOM: Vanity wash hand basin, low flush wc, fully tiled with ceramic tiles, extractor fan.



BEDROOM (2): 10' 9" x 9' 7" (3.28m x 2.91m)



BEDROOM (3): 14' 6" x 7' 5" (4.41m x 2.26m)



BATHROOM: Freestanding bath with mixer tap, vanity sink unit, low flush wc, shower cubicle, fully tiled with ceramic tiles.



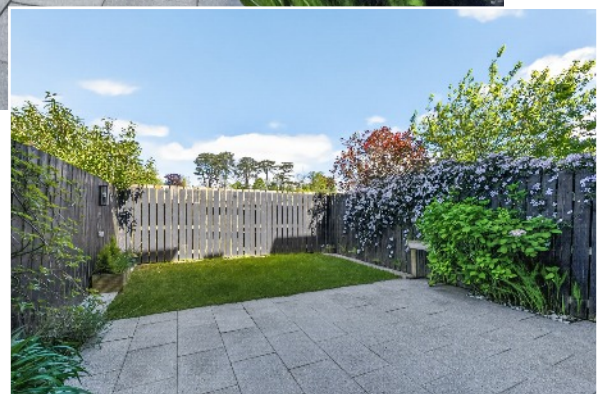
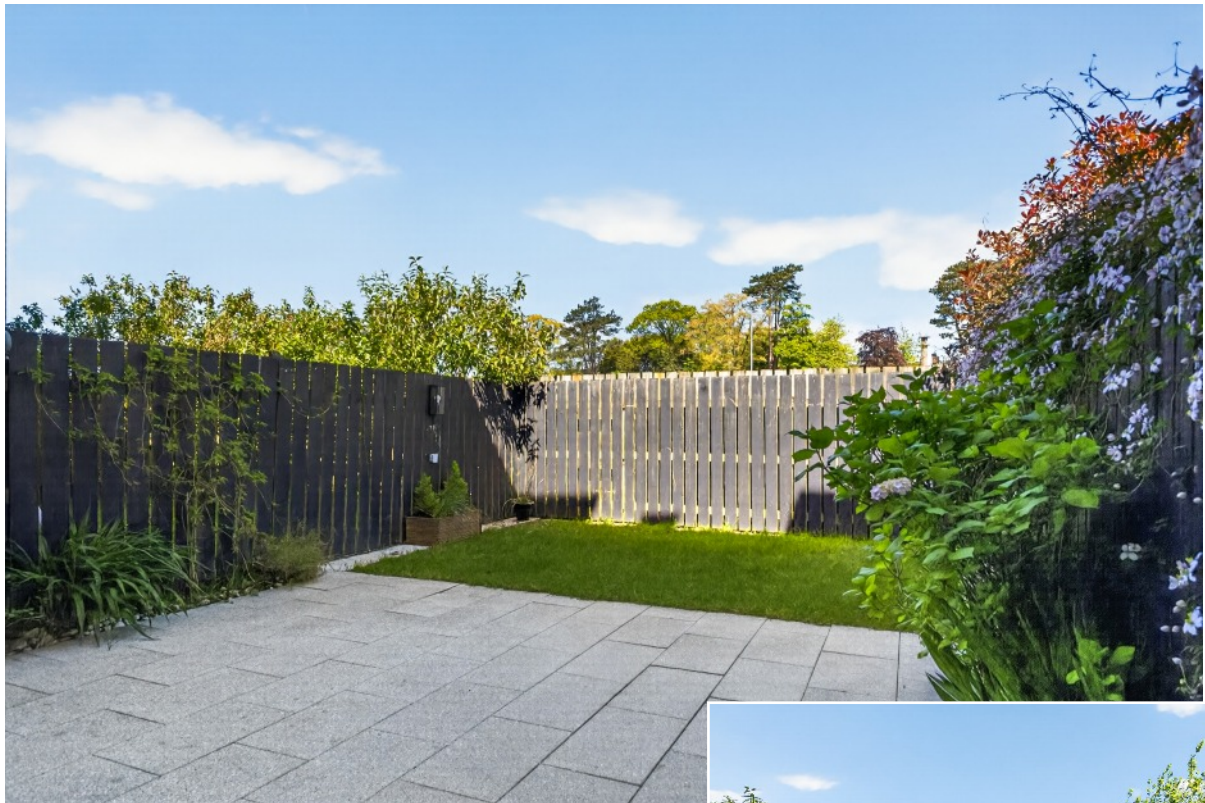
## Third Floor

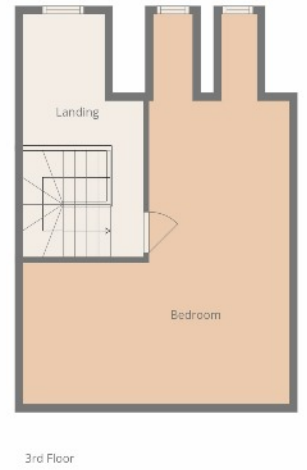
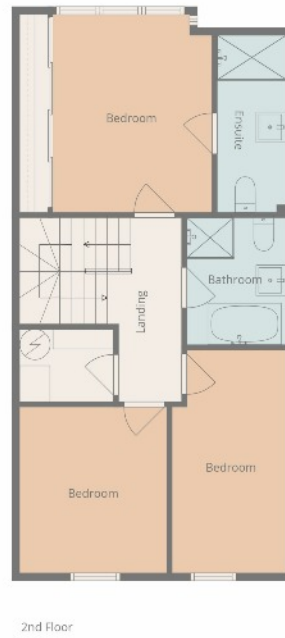
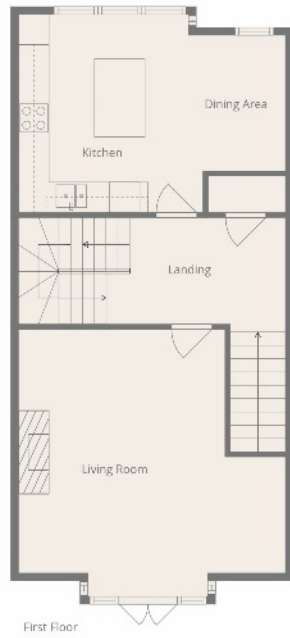
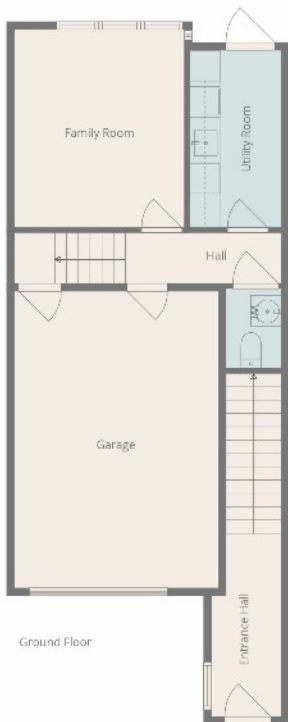
BEDROOM (4): 25' 4" x 17' 3" (7.71m x 5.26m)



## Outside

Enclosed rear garden in lawn and patio area. Integral garage. Overlooking Wallace Playing grounds.





## Location:

From the Antrim Road roundabout in Lisburn (adjacent to Tesco's), turn onto Clonevin Park, then left onto Magharalave Road, continue straight on and Thompson Manor is on the left hand side.

Lisburn - 028 92 66 1700  
Ballyhackamore - 028 90 65 0000  
Lisburn Road - 028 90 66 3030  
North Down - 028 90 42 4747  
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